

113.0

0008

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

768,700 /

768,700

USE VALUE:

768,700 /

768,700

ASSESSED:

768,700 /

768,700

Total Card /

Total Parcel

No

Alt No

Direction/Street/City

95

NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NESLER MICHAEL J

Owner 2: NESLER NATALIE CHRISTINE

Owner 3:

Street 1: 95 NEWLAND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: NESLER MICHAEL J -

Owner 2: -

Street 1: 95 NEWLAND ROAD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

5187

Sq. Ft.

Site

0

70.

1.11

6

402,928

402,900

Total AC/HA: 0.11908

Total SF/SM: 5187

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total:

402,928

Spl Credit

Total:

402,900

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

5187.000

365,800

402,900

768,700

Total Card

0.119

365,800

402,900

768,700

Total Parcel

0.119

365,800

402,900

768,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 428.96

/Parcel: 428.96

Legal Description

User Acct

72762

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

08/10/18

Parcel ID

113.0-0008-0009.0

!8831!

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

365,800

0

5,187.

402,900

768,700

Year end

12/23/2021

2021

101

FV

355,000

0

5,187.

402,900

757,900

Year End Roll

12/10/2020

2020

101

FV

355,000

0

5,187.

402,900

757,900

757,900

Year End Roll

12/18/2019

2019

101

FV

275,100

0

5,187.

397,200

672,300

672,300

Year End Roll

1/3/2019

2018

101

FV

275,100

0

5,187.

305,100

580,200

580,200

Year End Roll

12/20/2017

2017

101

FV

275,100

0

5,187.

287,800

562,900

562,900

Year End Roll

1/3/2017

2016

101

FV

275,100

0

5,187.

264,800

539,900

539,900

Year End

1/4/2016

2015

101

FV

268,500

0

5,187.

247,500

516,000

516,000

Year End Roll

12/11/2014

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

NESLER MICHAEL

78757-514

1

9/23/2021

Convenience

1

No

No

LOWRANCE ROBERT

57553-265

9/30/2011

560,000

No

No

WHARTON ANDREW

47138-490

3/21/2006

529,900

No

No

WHARTON ANDREW

39456-61

6/6/2003

Family

1

No

No

LAWTON THOMAS

32047-314

11/20/2000

385,000

No

No

HSU AUSTIN C F

23921-243

11/18/1993

197,500

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

3/31/2008

284

Redo Bas

13,000

G9

GR FY09

4/28/1999

232

Alterati

40,000

REM KIT/BATH-ADD 1

8/19/1998

611

Manual

15,000

REPLACE DECK/DEN

ACTIVITY INFORMATION

Date

Result

By

Name

8/10/2018

MEAS&NOTICE

BS

Barbara S

6/28/2012

External Ins

BR

B Rossignol

12/30/2011

MLS

EMK

Ellen K

12/5/2008

Meas/Inspect

189

PATRIOT

7/26/2006

MLS

HC

Helen Chinal

9/21/2000

MLS

MM

Mary M

2/9/2000

Meas/Inspect

263

PATRIOT

12/1/1981

CS

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

[illegible]